







# 34 SILK MILL CHASE

RIPPONDEN | HX6 4BU

Located within this quiet residential development of Silk Mill Chase this immaculately presented first floor apartment is ideal for the first time buyer, busy professional or an investment purchaser.

The apartment enjoys delightful views over the communal garden and valley beyond and the accommodation briefly comprises and open plan living room / kitchen, two double bedrooms, bathroom and en-suite shower.

Externally there is dedicated parking and plentiful visitor parking spaces.



## ACCOMMODATION

Living Room / Kitchen

Bedroom 1

En-suite Shower

Bedroom 2

Bathroom

## COUNCIL TAX

A

## EPC RATING

C

### INTERNAL

This well-presented first floor apartment is accessed from the shared landing leading into a spacious entrance hall with useful storage cupboard off. The L-shaped open plan living / dining room is open through to the kitchen and a window and French doors with Juliet balcony afford fabulous views over the garden and valley beyond.

The kitchen is fitted with Shaker style base and wall units and is equipped with a four-ring gas hob with filter canopy over, electric oven; integrated appliances include a fridge, freezer and washing machine.

There are two double bedrooms and the master bedroom benefits from an en-suite, comprising shower cubicle, wash basin and WC. The family bathroom houses a bath with recently installed electric shower over, pedestal wash basin and WC.

### EXTERNAL

Outside, the apartment has an allocated parking space with additional visitor parking. There is a level lawn garden for the use of the residents.

### LOCATION

Silk Mill Chase is within easy walking distance of all local amenities in Ripponden, which include a school, health centre, dental practice and a selection of shops, pubs and restaurants. The M62 is within 3 miles, providing excellent commuter links, and there is a mainline railway station with direct lines to Manchester and Leeds in nearby Sowerby Bridge, just 10 minutes' drive away.

### SERVICES

All mains services. UPVC double glazing. Gas central heating with recently installed boiler located in the kitchen.

### TENURE & SERVICE CHARGES

Leasehold, 999 years from 01.01.2006. Quarterly maintenance charge £302 and ground rent £150 p.a. (maintenance charge includes a quarterly reserve fund contribution of £34)

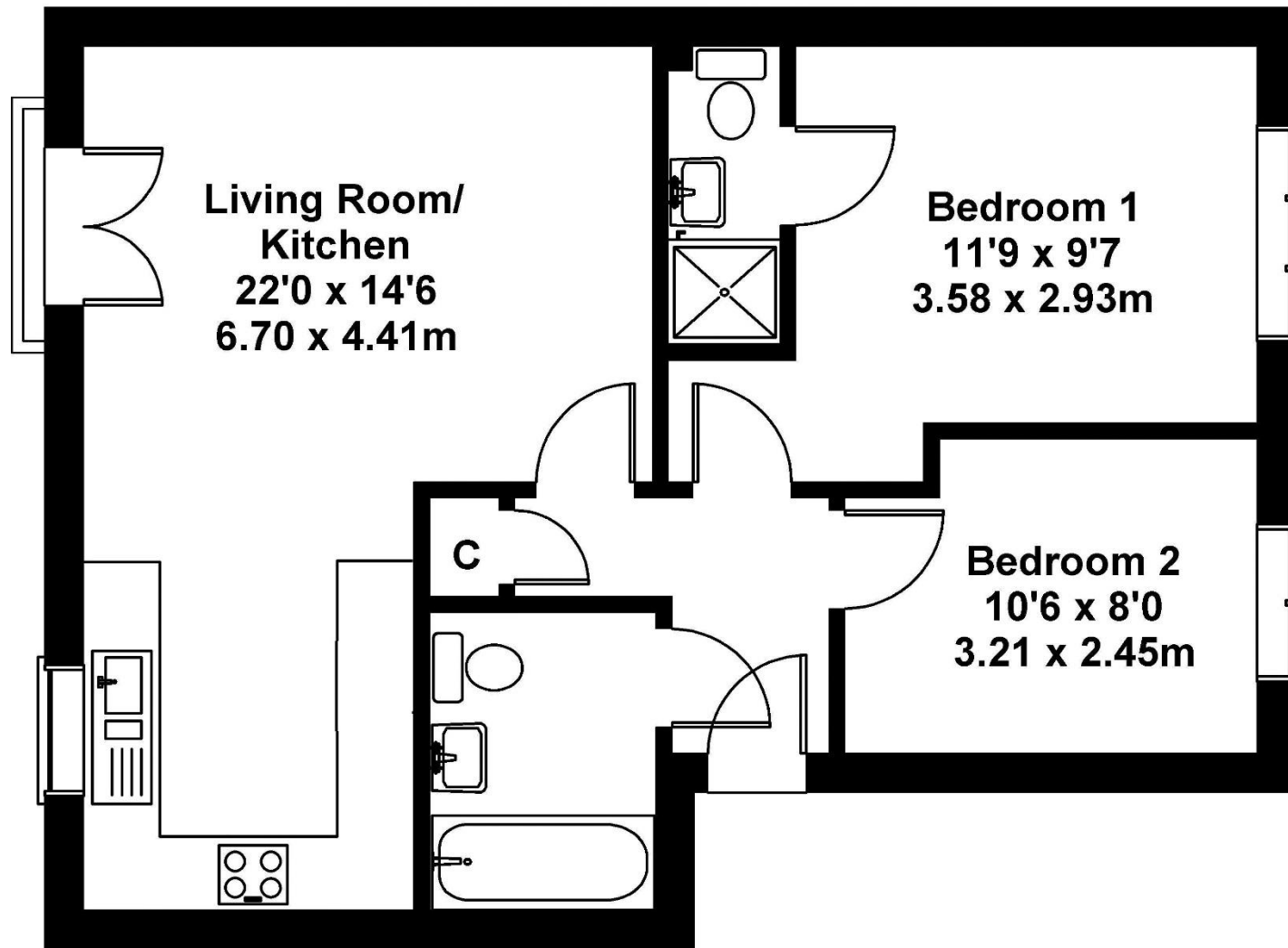
### DIRECTION

From the centre of Ripponden proceed along Oldham Road, and turn right into Silk Mill Chase opposite the Silk Mill pub on the left hand side. Follow the road round to the right and the apartment is located in the block on the far right hand side.





**Approximate Gross Internal Area  
597 sq ft - 55 sq m**



**IMPORTANT NOTICE**

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of VG Estate Agent has any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. All measurements are approximate. Sketch plan not to scale and for identification only. The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only.

**MONEY LAUNDERING REGULATIONS**

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.